

## Lewisporte Accessory Buildings Development Standards

Lot Size	Accessory Building Size
Lot size less than 1860 m <sup>2</sup>	9% of total lot size or 70 m <sup>2</sup> whichever is less (including second story).
Lot size equal to or greater than 1860 m <sup>2</sup>	9% of total lot size or 85 m <sup>2</sup> whichever is less (including second story)  At the Discretion of Council where the proposed size is greater than 85 m <sup>2</sup>

### Development Conditions

1. Accessory buildings shall be clearly incidental and complementary to the use of the main residential building in character, use, style and exterior finish.
2. An accessory building shall have maximum height of no more than 5 m. A two-story accessory building may be constructed at a maximum height of 6.1 m, with the first floor area of a maximum of 50 m<sup>2</sup>, and first floor to the ceiling being a maximum height of 2.64 m.
3. Accessory buildings shall be contained on the same lot as the residential building.
4. No accessory building or part thereof shall project in front of any building line without the permission of Council.
5. A residential lot may be permitted to have more than one accessory building (i.e. a garage, small tool shed or greenhouse) provided the total floor area of all accessory buildings shall not be greater than those conditions in the table above. Not more than one accessory building of the same type (i.e. more than one (1) garage) will be permitted on any parcel of land or property without the permission of Council.
6. Accessory buildings for residential properties shall not be used for non-residential uses without permission of Council.
7. No Person shall use an accessory building for the purpose of performing repairs to vehicles or heavy equipment, painting, dismantling or scrapping of vehicles or machinery aside from minor vehicle maintenance, without permission of Council.
8. Unless otherwise approved by the council, electrical services to an accessory building shall only be provided through the same service as the main residential building.
9. Side yard and rear yard - 1.5 m from boundary (3 m from residential structure)

10. An existing accessory building may be replaced at the same size, even if larger than current regulations allow, but intention to do so must be advertised and is at the discretion of council.